

CFB Zoning District Regulations

The purpose of the Central Forest Beach District is: (A) to provide for continued development of the moderate intensity resort-oriented neighborhood and infill with other compatible visitor-oriented development; (B) multifamily, divisible dwelling unit, timeshare or interval occupancy units, and similar residential development designed for short-term occupancy along with moderate commercial development and resort hotels is encouraged; (C) mixed use, urban development is desirable, as are pedestrian-oriented amenities such as sidewalks, bike paths, open spaces, recreation facilities and the like; (D) bonus densities subject to special exception review may be available for provision of public recreational amenities and neighborhood solutions to particular problems or infrastructure deficiencies.

Permitted Uses

Single Family Residential
Multifamily Residential
Eating Establishments, Low Turnover
Government Facilities
Indoor Entertainment
Real Estate Sales/Rental Office
Central Reception or Check in Facility
Bank or Financial Institution
Minor Utility

Bicycle Rental (w/ outside storage)
Eating Establishments, High Turnover
Eating Establishments without Seating
Indoor Recreation
Community Park
Linear Park
Mini Park
Special Use Park

Permitted with Conditions (See Planning Staff for Conditions)

Group Living
Religious Institutions
Bed and Breakfast Inn
Convenience Store
Nightclub or Bar
Shopping Center
Supermarket
Auto Rental

Mixed Use
Telecommunications Facility
Divisible Dwelling Unit
Health Club or Spa
Open Air Sales
Souvenir or T-Shirt Store
Other Retail Sales or Service
Department or Discount Store

Permitted by Special Exception (See Planning Staff for Conditions & Criteria)

Other Institutions
Major Utility
Outdoor Entertainment
Commercial Parking
Inn
Gas Sales

Liquor Store
Outdoor Recreation
Water Parks
Hotel or Motel
Interval Occupancy

Density (per Net Acre)

8 Dwelling Units
Hotel/Motel/Inn/Bed & Breakfast – 25 Rooms
8,000 Square Feet Other Uses

Maximum Structure Height

Located >600 feet of the Upland Boundary
45 feet above Base Flood Elevation
3 Stories/ 1 Level Parking
Located within 600 feet of the Upland Boundary
75 feet above Base Flood Elevation
5 Stories/ 1 Level Parking

Maximum Impervious Coverage

55% of Gross Acreage for Residential
55% of Gross Acreage for Nonresidential

Minimum Open Space

40% of Gross Acreage for Residential
20% of Gross Acreage for Nonresidential

Parking Requirements

For specific off-street parking requirements, see Section 16-5-1108 of the Town of Hilton Head Island Land Management Ordinance.

The above tables and code sections can be found in the Town of Hilton Head Island Land Management Ordinance. For specific use and site design questions, please call the Planning Department at 843-341-4681.